

HAMPTON PLANNING BOARD

Minutes

October 1, 2008 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Mark Loopley, Clerk
Fran McMahon
Richard Bateman, Selectman Member
Donna Mercer, Alternate
Robert Bilodeau, Alternate
James Steffen, Town Planner
Candice Sicard, Planning Secretary

ABSENT: Robert Viviano, Vice-Chair
Tom Higgins
Keith Lessard

I. CALL TO ORDER

Chairman Emerick began the meeting at 7:00 PM by introducing the Board members and leading the Pledge of Allegiance to the flag.

II. ATTENDING TO BE HEARD

III. NEW PUBLIC HEARINGS

- **Driveway Regulations**

BOARD

There was discussion about the revisions from the Town Attorney. Mr. Steffen noted that the Board needed to decide whether it wanted to leave the number of driveways allowed at two for commercial properties with more than 500 feet of frontage. After brief discussion, the Board decided to change it to one but allow for an exception on a case-by-case basis.

PUBLIC

No Comment.

MOVED by Mr. Loopley to adopt the Driveway Regulations as presented

SECOND by Mr. Bateman

VOTE: 7-0-0 MOTION PASSED

08-048 124 Kings Highway

Map 183 Lot 43

Applicant: Eileen Piet

Special Permit to Impact Wetlands: Removal of in-ground pool, fence and cabana.

APPLICANT

Eileen & Ray Piet, the applicants, explained that the proposed work is to remove the pool, fence and cabana. Chairman Emerick noted that on the site walk he noticed that this anticipated work would be a great improvement to the property. It was also noted that the Conservation Commission recommends approving the Special Permit application.

PUBLIC

No Comment.

BOARD

No Comment.

MOVED by Mr. McMahon to approve the Special Permit to Impact Wetlands with the stipulations listed in the Conservation Commission letter dated 09/29/08 and that the applicant obtains all necessary Federal and State permits.

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SECOND by Mr. Bilodeau

VOTE: 7-0-0 MOTION PASSED

IV. CONTINUED PUBLIC HEARINGS

08-046 140 Kings Highway Continued from 09/03/08

Map 183 Lot 18-6

Applicants: Jay E & Barbara E Taylor

Special Permit to Impact Wetlands: Rebuild existing foundation & raise existing building, front stairs and deck approximately 2 feet in order to correct structural deficiency & raise existing floor elevation above mean flood level elevation.

Impervious surface existing = 12ft. Impervious surface proposed = 0 ft.

Owner of Record: Jay E & Barbara E Taylor Irrevocable Trust

APPLICANT

Luke Hurley, Gove Environmental Services appeared with the applicant Jay E. Taylor. Mr. Hurley detailed the application and noted that the temporary impact area is 1660 square feet.

PUBLIC

No Comment.

BOARD

No Comment.

MOVED by Mr. McMahon to approve the Special Permit to Impact Wetlands with the stipulations listed in the Conservation Commission letter dated 09/29/08 and that the applicant obtains all necessary Federal and State permits.

SECOND by Ms. Mercer

VOTE: 7-0-0 MOTION PASSED

08-044 321 Lafayette Road Continued from 08/06/08, 09/17/08

Map 175 Lots 13 & 20

Applicant: Tropic Star Development, LLC

Site Plan Review: To construct a pharmacy and attached retail space.

Owner of Record: Galley Hatch Enterprises, LLC (Map 175 Lot 13) & John M. Tinios Revocable Trust (Map 175 Lot 20)

APPLICANT

Peter Saari Attorney with Cassassa Ryan, Joe Coronati Jones and Beach Engineers appeared on behalf of the applicant. Chairman Emerick explained that the Town Attorney wrote a memo to the Board suggesting that there be a vote as to whether or not to consider the CVS project all four properties as one application.

MOVED by Mr. Bilodeau to consider all four properties as one application.

SECOND by Mr. Loopley

VOTE 6-1-0 MOTION PASSED Mr. Bateman abstained

There was discussion about amending the application to add the Galley Hatch as an applicant and re-notice the public. Attorney Saari noted he would like the intersection improvement proposal considered separate from the CVS project. Chairman Emerick noted that they could go with or without the squared off intersection, with conditional approval for whatever happens at the Town Meeting. The Board discussed having two applications approved, one with the off-

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site intersection improvements and one without the improvements. He noted this way the CVS project could go forward regardless of how the Town decides to vote on the intersection.

PUBLIC

John Tinios owner Galley Hatch and Hampton Cinemas explained his concerns with the Board's suggestions. He wanted to begin the CVS project prior to changing the intersection.

BOARD

There was discussion about the applicant providing extra copies of the original plan so this can also be sent out for departmental review.

MOVED by Mr. Bateman to continue the referenced application to the November 5, 2008 Planning Board Meeting.

SECOND by Mr. Bilodeau

VOTE: 7-0-0 MOTION PASSED

V. CONSIDERATION OF MINUTES of September 17, 2008

MOVED by Mr. Bateman to approve the September 15, 2008 minutes.

SECOND by Mr. Bilodeau

VOTE: 4-0-2 MOTION PASSED Mr. McMahon and Ms. Mercer Abstained

VI. CORRESPONDENCE

There was discussion the Board inviting Ben Frost of New Hampshire Housing to the meeting on October 15, 2008.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

MOVED by Mr. Bilodeau to adjourn.

SECOND by Mr. Loopley

VOTE: 7-0-0 MOTION PASSED

Meeting adjourned at 7:30pm

Respectfully Submitted,
Candice Sicard
Planning Secretary